

BRANKSTONE CONSTRUCTION, LLC

GRANTOR(S)

TO

**WARRANTY DEED**

DAVID MAGNESS, ET UX

GRANTEE(S)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, BRANKSTONE CONSTRUCTION, LLC, does hereby sell, convey and warrant unto DAVID MAGNESS and wife, SELENA MAGNESS, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in **DeSoto** County, Mississippi, more particularly described as follows, to-wit:

Lot 34, Section A, Weatherby Place Subdivision, located in Section 14, Township 3 South, Range 8 West, DeSoto County, Mississippi as per plat thereof recorded in Plat Book 94, Page 20, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Commonly known as: 1921 Gracie Rd., Hernando, MS 38632

The warranty in this deed is subject to subdivision and zoning regulations in DeSoto County, Mississippi, rights of way and easements for public roads and public utilities, and restrictive covenants for said subdivision.

It is understood and agreed that the taxes for the year 2006 have been prorated as of this date on an estimated basis only and when said taxes are actually determined, if the proration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid.


Possession to take place upon closing.

*Ready*

*2*

WITNESS MY SIGNATURE this the 20<sup>th</sup> day of October, 2006.


BRANKSTONE CONSTRUCTION, LLC

By:   
ROBERT M. BRANKSTONE, Member

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for the State and County aforesaid, ROBERT M. BRANKSTONE, Member of Brankstone Construction, LLC, the above named limited liability company, who acknowledged that for and on its behalf, he signed, sealed and delivered the foregoing Warranty Deed on the day and year therein mentioned as its act and deed, being first duly authorized so to do.

GIVEN UNDER MY HAND and official seal of office this the 20<sup>th</sup> day of October, 2006.

  
NOTARY PUBLIC / Ann Lunceford

MY COMMISSION EXPIRES: 9/14/07

MISSISSIPPI STATEWIDE NOTARY PUBLIC  
MY COMMISSION EXPIRES SEPT. 14, 2007  
BONDED THRU STEGALL NOTARY SERVICE

(Seal)

GRANTOR(S) ADDRESS: P.O. Box 755, Hernando, MS 38632

HOME PHONE: N/A

WORK PHONE: (901) 485-9364

GRANTEES ADDRESS: 1921 Gracie Rd., Hernando, MS 38632

HOME PHONE: N/A

WORK PHONE: (662) 393-8383

Prepared by and return to:

George B. Ready

P.O. Box 127

Hernando, MS 38632

(662) 429-7088